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*City Planner*

## CITY PLAN & ZONING COMMISSION

MUNICIPAL BUILDING

MIDDLETOWN, CONNECTICUT

TEL. DIAMOND 7-4671 EXT.: 6

September 12, 1962

TO THE GUESTS OF THE CITY OF MIDDLETOWN'S FIRST INDUSTRIAL TOUR:

The citizens of the City of Middletown, the Municipality, and I, as the Chairman of the Industrial Tour, appreciate the opportunity that you have given us to show you our city and especially our industrial properties.

We hope that the program that has been prepared for you today and the contents of this Site Brochure will prove beneficial in your negotiations for industrial properties in the State of Connecticut.

I would like to take this opportunity to express my deepest appreciation to Mayor John S. Roth, all Municipal Departments, the Greater Middletown Chamber of Commerce, the Area Development Department of the Hartford Electric Light Company, the Area Development Department of the Connecticut Light and Power Company, the State Development Commission, the Middletown Industrial Development Corporation, and to the many others who assisted me in making this Industrial Tour possible and in the preparation of this Industrial Site Brochure.

Cordially yours,

  
B. Ralph Gustafson, *Chairman*  
Middletown Industrial Tour

## T A B L E O F C O N T E N T S

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- VI. NEWFIELD STREET INDUSTRIAL ZONE
- VII. LAUREL BROOK INDUSTRIAL ZONE
- VIII. BERLIN STREET INDUSTRIAL ZONE

A stylized, jagged line drawing of a city skyline, with various rectangular shapes of different heights and widths, some with internal hatching, representing buildings.

# *An Introduction*

to the city of

# MIDDLETOWN

CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONNECTICUT  
Tel. Diamond - 7-4671 Ext. 6

TO: INDUSTRY AND BUSINESS

As amended to September, 1962

The City of Middletown, a geographical center of the State of Connecticut, as well as of the whole Eastern United States, has definite possibilities for large scale development in the industrial and business fields. Situated at the bend of the Connecticut River and with most of its 43 square miles consisting of hills and valleys, it is undoubtedly a city of scenic beauty. The present population is estimated at approximately 35,000 inhabitants. To give a resume of what the city could offer to developers and their employees, we offer the following information:

The school system is well balanced and offers opportunities for the students to meet the future with security. Curricula includes a large variety of trade and professional subjects to choose from. Public and Parochial Grammar Schools and two graduating High Schools, Middletown High School and Woodrow Wilson High School, are presently functioning in the City. A Regional Catholic High School for boys is presently under construction, namely the Xavier High School, and a similar High School for girls is planned for in the near future. The Vinal Regional Technical School, recently relocated into more modern and adequate facilities, has a graduating class of 40 to 45 yearly, and offers courses in Machine Drafting, Machine Shop, Electrics, Auto Mechanics, Carpentry, Electronics and Tool & Die. The School also offers an evening program.

Wesleyan University, one of the most highly regarded institutions of higher learning, ranked among the top twenty in the nation, has established itself as the cultural essentiality in the development of Middletown, and through the years, Wesleyan graduates have advanced to leading positions in the American Business, Industrial, and Cultural world. To mention a few, there are Edward D. Etherington, President of the American Stock Exchange, Edward G. Budd, President of the Budd Company, Harry H.S. Phillips, Publisher of Sports Illustrated, Frank S. Vanderbrook, President of Monarch Life Insurance Company, Earl P. Stevenson, Chairman of the Board of Arthur D. Little, Inc., and C. Everett Bacon, Sr., Vice-President of Spencer, Trask & Co., Investment Brokers.

The present annual graduating class consists of approximately 160 students in the liberal arts, with an average of 10 in chemistry and physics, 15 in biology and mathematics and 20 in economics, etc. Several lectures are held yearly at the University which are open to the public and are free of charge. The school's baseball, soccer, track and field, and tennis events are also free to the public. Nominal charges are made at football and basketball games.

The Russell library with four branch offices, the Olin Library at Wesleyan University and the Godfrey Memorial Library, supply versatile and comprehensive material for all ages and stages in reading and are public libraries.

Various types of entertainment can be found in and around the city. Seasonal concert evenings, featuring world famous musicians and singers, from both here and abroad, and drama presentations by the students of Wesleyan University are part of the university's annual public presentations. Two movie theatres and a drive-in are operating within the city limits, showing the best American and Foreign Premier movies. A number of outstanding restaurants, featuring Continental-American, Italian-American, Oriental-American, and American kitchens, are sure to please nearly all the tastes. Popular night-clubs and cocktail lounges are well represented in Middletown and in all nearby cities. The downtown merchants have seasonal fashion shows that reveal the latest creations in the world of ever changing ladies' fashions, combined with the new in mens' apparel.

Middletown is well represented with social clubs and associations of both national and local origin, organizations of manifold social and civic activity. To give a complete listing of all the local chapters would cover pages. Only the following have been chosen as examples: Veterans of Foreign Wars, Disabled American Veterans, American Legion, Knights of Columbus, Lions, Masonic, Elks, Rotary, Loyal Order of Moose, Odd Fellows, Kiwanis, Sportsman Club, Middletown Bar Association and the Exchange Club. Nationality and religious groups are also represented.

For those who seek sports for entertainment and relaxation, the Edgewood Golf Club, in bordering Cromwell, has an excellent Par 71, championship caliber course. Some thirty state tournaments have been held at this semi-private club that employs on a full time basis, a nationally known professional golfer for private instruction. The club provides restaurant and cocktail lounge facilities as well. A golf driving range is situated in the Westfield sector of Middletown.

Opportunity for swimming is abundant. Family groups are welcome at Crystal Lake, Veterans Memorial Park Swimming Pool, the pond at Wadsworth Falls State Park, and in the summer at the Wesleyan Swimming Pool, not to mention places situated out of town, such as Lake Pocotopaug in East Hampton and the shores of Long Island Sound.

For those who are in a position to own a yacht, there is the Middletown Yacht Club whose clubhouse, with cocktail lounge, is situated a few miles from Middletown on the Connecticut River in Chester, Conn. Motor Boating, growing more popular every day, is widely enjoyed in the Middletown

area. The Middletown Chamber of Commerce sponsors an Annual Memorial Day Outboard Boat Race for classes ranging from 5 to 50 horsepower engines.

Practically all streams, rivers, ponds and lakes are heavily stocked by the State Board of Fisheries and Game for the convenience of fishermen. Some 117,000 acres in 23 State Forests are open to hunting in Connecticut. The 7,400 acre Meshomasic State Forest is found in neighboring Portland. Licenses are required for both fishing and hunting in the State of Connecticut.

Facilities to enjoy winter sports are available in and around our city. Veterans Memorial Park has ice skating whenever the weather permits and Wesleyan University's present plans call for the construction of an ice-hockey rink. In Middlefield, a fifteen minute drive from metropolitan Middletown, the Powder Hill Ski Area offers both skiing and ice skating. Said ski resort, drawing enthusiastic skiers from far away areas such as New York City, is provided with a restaurant and a cocktail bar.

The City Park and Recreation Departments offer activities to all age groups on a year-round basis. The Recreation Department tries mainly to concentrate on outdoor activities for the young. Middletown was the first city to introduce Little League Baseball in New England, and the first Middletown Team fielded a little boy named Joey Jay as first baseman. Joey made four errors in his first game, but later corrected his poor debut and went on to become one of the top pitchers in the Majors. He is presently playing for the Cincinnati Reds. In Middletown we have two Little League Baseball Leagues, three Little League Farm System Leagues and one intermediate League for boys between the ages of 13 and 15. Slow Pitch Softball has three, eight-team leagues, and four regular Softball teams compete in one league.

For High School youths, the Recreation Department conducts a summer basketball league with six teams competing. During the fall, winter and spring seasons, numerous leagues and teams are operating for ages 5 to 80. Touch football has a six team league and the Garibaldi Social Club has a soccer team playing in the State Soccer League. Tennis courts are available at Woodrow Wilson High School and at Wesleyan University, with instructions given at Wesleyan. The college courts are open to a summer tournament.

Additional recreational hobbies for young and old, such as a square dance group, a jazz appreciation group, and a model airplane building group are included in the recreation programs; as is also a ten week summer playground program for children. This is supervised play, where the children are taught arts & crafts, games, reading, sports and contests. There are fifteen different playgrounds where such programs are carried out.

The Middletown United Fund administration, conducts annual fund raising campaigns and handles budgeting, billing, bookkeeping, statistical data and public relations for nationwide and local welfare organizations, all of which are represented in the city. Assistance goes to Cerebral Palsy, the Diocesan Bureau of Social Service, District Nurse Association, Family Service Association, Middlesex Memorial Hospital, Red Cross, Retarded Children, Salvation Army, Middletown YMCA, Girl Scouts and Boy Scouts. The local Salvation Army, aside from well known charitable and religious works, offers three day camping for mothers, as well as a ten day camp for children and a camping

program for senior citizens. Almost all phases of entertainment, sporting and recreation are part of the YMCA program, and are especially appreciated by youngsters. Lodging for seventy-six men is available in this building. Besides the dormitory, the building includes a swimming pool and a gymnasium. The YMCA summer camping program is divided into three groups, a two week away-from-home camp, one day camping trips for boys and journeys by bus to different camping areas for girls.

The Middlesex County Boy Scouts summer activities are directed toward Camp Tadma, which accommodates 40 to 50 boys per week, for six weeks. Annually some two hundred fifty to three hundred boys enjoy this well supervised camp. Camp Nippe-Wauke, the goal of the Middlesex Area Girl Scouts, provides camping for four hundred girls, one hundred per each two weeks, for two months. Organizations here guarantee that any young boy or girl has an opportunity to enjoy their summer days in the country.

The Park Department obtained in the year 1954, a total of 39 acres of land for the development of Veterans Memorial Park. This project will take years to complete, but already offers a concrete swimming pool, a fully equipped and modern playground, picnic areas for family and party groups, and for the joy of every child, a small zoo. Through the efforts of donors, a variety of domesticated animals are a park attraction. Future plans for the park, when money and time allow, call for a nature trail, camping area, various game areas like bocci, shuffleboard and other games played on a hard surface court, a pond for children's fishing and a band shell for outdoor concerts and plays. Eventually, utilizing whatever land is still available, the park may be completed with a pitch and putt golf course or a miniature golf course. When rural areas of the city become more fully developed, similar parks will be developed, such as the Crystal Lake Park now in the planning stage.

In the field of medicine and patient care, doctors of all specialties and hospitals with the very latest in facilities, are part of Middletown's surge to keep in step with the progress of the nation and the world. Practicing locally are physicians and surgeons, 24 dentists, 4 optometrists, 4 chiropodists - podiatrists, 3 chiropractors and 1 osteopathic physician.

Two of Connecticut's leading hospitals are located in Middletown. One of them, the Middlesex Memorial Hospital, established in 1904, operates as a General non-profit Voluntary Hospital. Accommodations consist of 168 beds and 41 bassinets, which provide for 10,000 bed patients and some 60,000 patient days annually. Approximately 4,500 operations of every description are accomplished yearly, and there is a birth rate of 1,600 babies. The hospital carries a staff of 92 physicians and is approved by the Joint Commission on Accreditation of Hospitals. The hospital offers radioisotope treatments and a rehabilitation program for invalids. The hospital Nursing School graduates between 30 to 35 Registered Nurses annually, and other courses in medicine include a 12 month session for Medical Technologists, a 24 month school for X-Ray Technicians, and in affiliation with Yale University, an inter-medical program. A successful drive to raise over \$1,000,000. for an addition to this hospital has been completed, and the addition is now being built.

The other, the Connecticut Valley Hospital, the oldest Mental Hospital in the State, was established back in the year 1868. Owned and operated by the State, its ten major hospital buildings occupy nearly 1300 acres of land in the

southern sector of Middletown. It is one of the largest employers in the City, employing approximately 1,000 with a staff of 30 physicians, 10 of whom enjoy residency in psychiatry. Annually, some 3,000 patients are treated at the hospital. Most of these are discharged after a few months, but many patients have received care for ten to thirty years. The Hospital enjoys the approval by the Joint Commission on Accreditation of Hospitals. Yearly, about 200 student nurses take special courses in psychiatry at the hospital. The Department of Psychology offers courses in Clinical Psychological training and also training for interning medical students. A special course in Psychiatry is available for Social Service Workers.

The City of Middletown also has the services of a privately owned and operated hospital, the Crescent Street Hospital, which was founded in 1937 and is licensed by the State of Connecticut as a General Hospital. The annual number of patients is estimated at 500 and is divided into 35 beds and 4000 patient days.

The Sanibel Convalescent Hospital, accommodating 78 patients, is one of the largest of its kind in the State. With a staff of 9 Registered Nurses, light medical treatment is available. Sanibel emphasizes a rehabilitation program for post surgical patients. Also in Middletown is the modern 90 bed Meadowbrook Convalescent Hospital and the Stanley Rest Home, a home for the aged, operates on a homelife basis, and beds 12 seniors.

For those who seek religious comfort, the city is represented by 23 churches divided as follows: 2 Baptist, 5 Roman Catholic, 3 Congregational, 1 Covenant, 2 Episcopal, 1 Gospel Chapel, 1 Jewish Congregational, 3 Lutheran, 3 Methodist, 1 Seventh Day Adventist and 1 Jehovah Witnesses. Practically all of the churches offer Sunday School for Children.

The Convent of Our Lady of the Cenacle, operated by semi-cloistered Roman Catholic nuns, conducts religious retreats for women and also special religious instructions for pre-school children.

In Middletown a potential developer will find choice independent and chain department stores, men and ladies apparel shops, and supermarkets. Shopping Centers are being constructed in the city. As part of Middletown's redevelopment program, soon to be in construction and covering two blocks in the heart of the downtown business district, an ultra-modern shopping center is to be erected. In addition to the stores, the project will provide parking facilities for 500 or more automobiles. Tentative plans for a small hotel, with an attractive dining room and bar have been considered. Future redevelopment plans call for the modernization of the entire downtown Main Street area.

Throughout the United States, cities are faced with major traffic and parking problems in their downtown areas. The straight and extraordinary wide Main Street, allowing diagonal parking and double lane traffic on each side, has minimized these problems in Middletown. Some 800 metered parking stalls, plus room for hundreds of automobiles in private parking lots and the 500 parking stalls to be added through the Redevelopment program give the citizens of Middletown adequate parking facilities.

Approximately one third of Middletown's inhabitants are employed by industry. Firms operating in the city include Pratt & Whitney Aircraft-CANAL operations, Goodyear Rubber, Russell Manufacturing Co., Wilcox-Crittenden & Co., Inc., the EIS Automotive Corporation, Remington-Rand, Raymond Engineering and the Hartford Electric Light Company.

Competent Police and Fire Departments assure this industry maximum security. The Fire Department hold Class B fire insurance rating, the second highest rating given by the insurance companies. The total staff includes 5 officers, 22 regular firemen, 8 nightmen, and 159 volunteer firemen. Ready to roll on call are three trucks, with a 750 gallon per minute pump, 1 spare truck with a 500 gallon per minute pump, 1 auxiliary truck with a 600 gallon per minute pump. There are three fire stations. The total hose length is 10,000 feet of 2½ inch hose, 2,000 feet of 1½ inch hose and 2,000 feet of ¾ inch hose. Some 125 fire alarm boxes throughout the city and all schools, hospitals, convalescent homes and major factories are connected with the fire alarm system. The department has already acquired property for expansion. The Chief believes that the City has adequate water supply for any emergency and that in general the fire protection is good. Two voluntary Fire Stations give additional fire protection to the City.

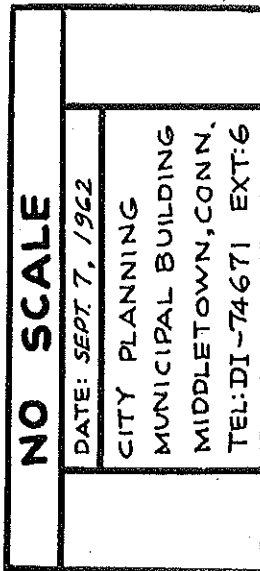
The Police Department of Middletown has through the years kept Middletown one of the safest and cleanest cities in the United States. The city's major crime rate per inhabitant is one of the lowest in the nation. The present staff of the Police Department consists of 10 police officers, 3 detectives, 1 policewoman, 31 regular police patrolmen, 69 supernumery policemen and 11 school crossing guards. There are 3 police districts, and each district has one car on 24 hour cruising service. One car is for the detectives, one for the traffic division and one for the Police Chief. A burglar alarm service is available to all developers along with direct telephone service for hourly reporting. The department performs 1 to 2 building checks per night and a total of 85,000 individual checks annually. Both the Police and Fire Departments cooperate with the National Civil Defense.

Scenic, boasting a high per capita income, skilled labor and attractive industrial sites, Middletown is truly a city of future potential.

See for yourself -- the staff of the City Plan and Zoning Commission will be happy to discuss the possibilities of your future here. The Chamber of Commerce and the Middletown Industrial Development Commission will also be happy to show you around.

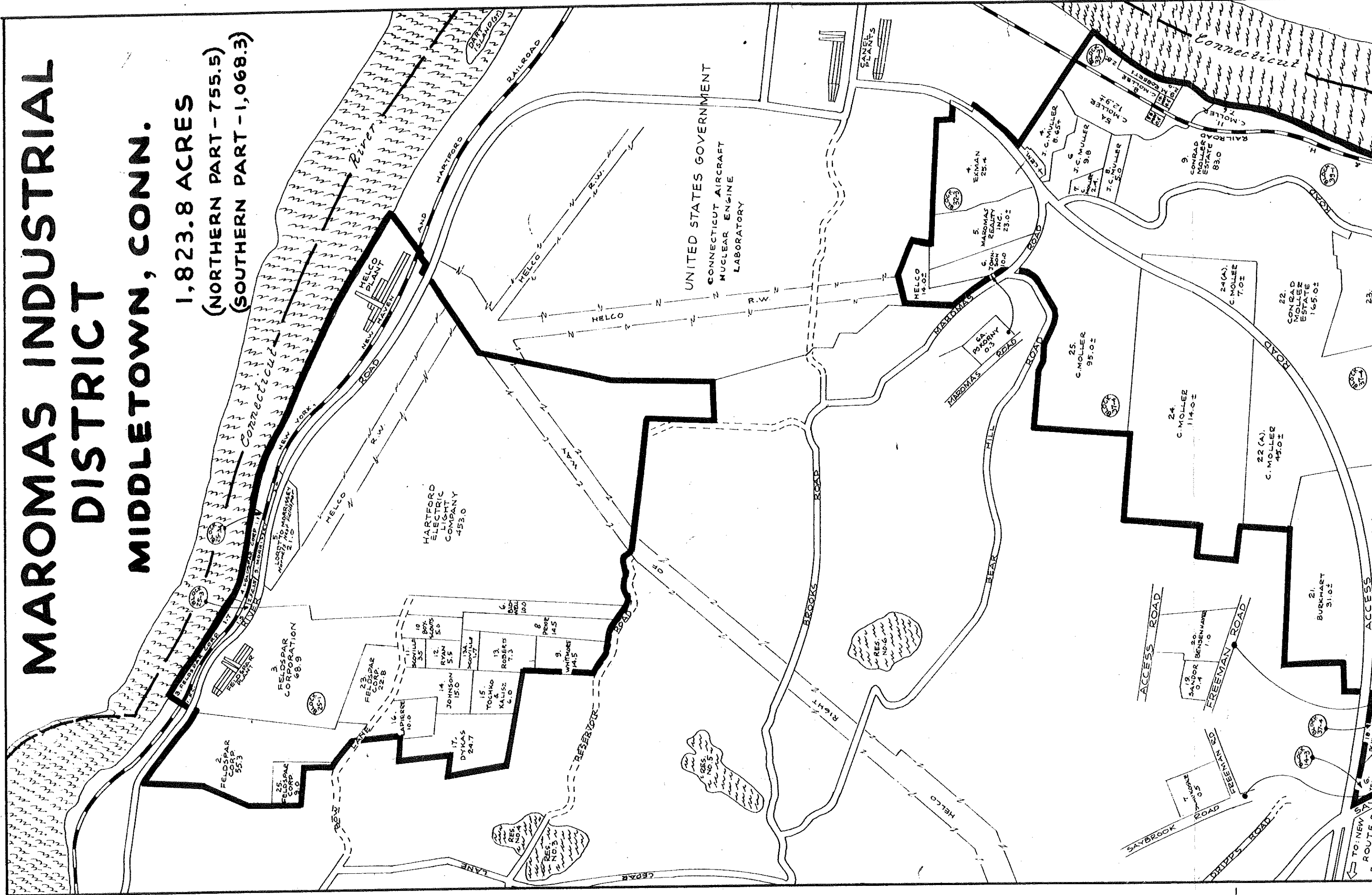


MIDDLETOWN,  
CONNECTICUT





1,823.8 ACRES  
(NORTHERN PART - 755.5)  
(SOUTHERN PART - 1,068.3)



CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DI-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: Sept. 7, 1962

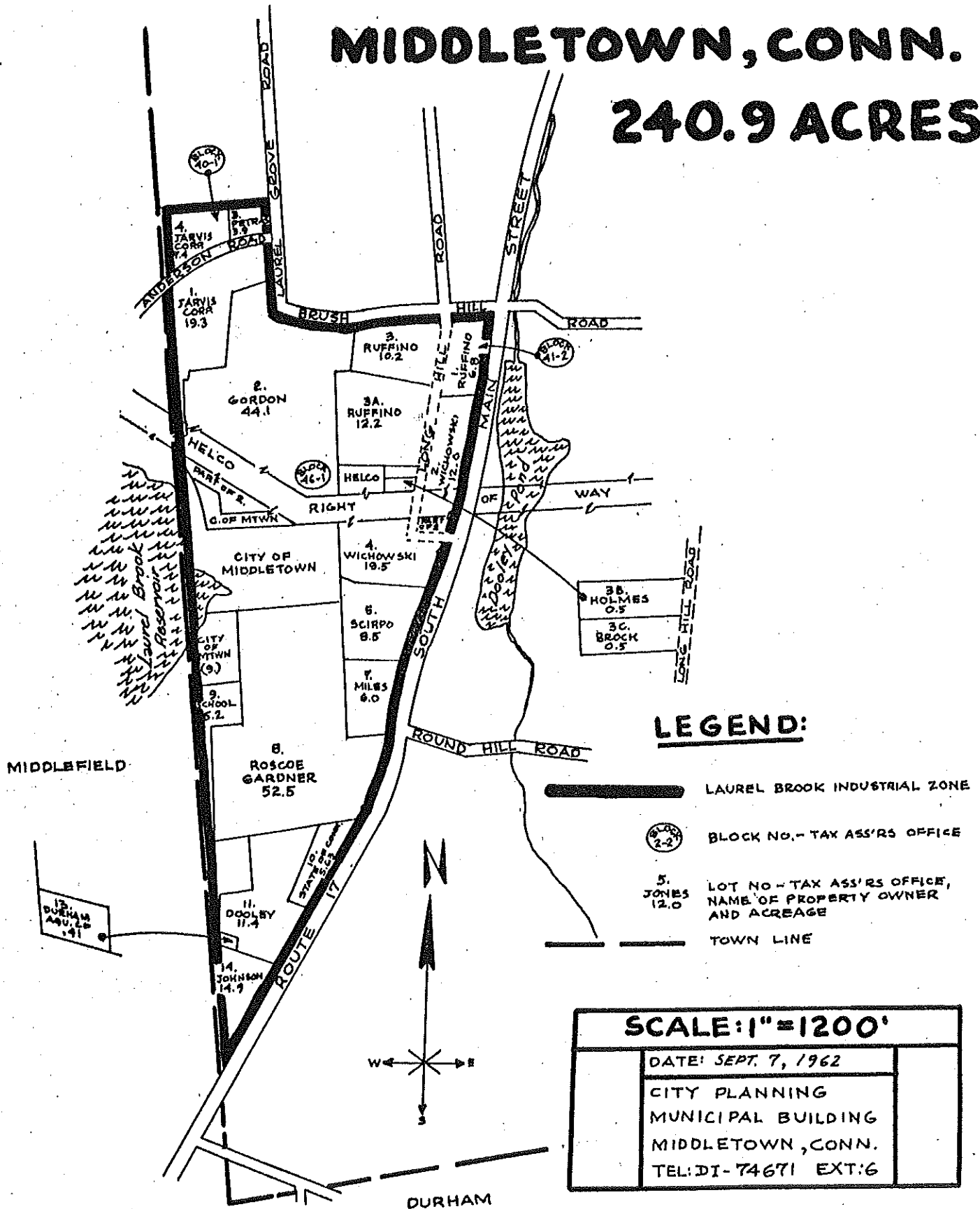
Block 39-A  
Lots 5A & 9

1. NAME OF ZONE: MAROMAS INDUSTRIAL DISTRICT		2. PROPERTY OWNER: CONRAD B. MOLLER ESTATE	
3. STREET LOCATION: EAST SIDE River Road		CANAL BETWEEN: Operations AND Middletown - Haddam Town Line	
4. ACREAGE: 95.9 (SEE MAP): (See 51)	5. STREET FRONTAGE: 7,500 ft	6. % NATURAL: 100%	7. % EXCAVATED: --
8. % FILLED: --	9. % SWAMPY: 20%	10. % ROCKY: 10%	11. % CLEAR: 60%
12. % WOODED: 40%	13. TYPE OF SOIL: Mostly Alluvium & Sand & Gravel		
14. TOPOGRAPHY: Gently sloping to some-times hilly.		15. AVERAGE ELEVATION: 50-75-100 ft. above sea level.	
16. EXCAVATION NECESSARY: Yes %: 10-15%		17. FILL NECESSARY: Yes %: 20-25%	
18. DOMESTIC WATER: No	19. WATER COMPANY: --	20. SIZE OF MAIN: -- inch	
21. POTENTIAL YIELD PER WELL: 25-200, perhaps 400 gal/min	22. NEAREST WATER MAIN: -- ft STREET: --		
23. PROCESS WATER: Yes	24. SOURCE: Connecticut River	25. NEAREST OTHER SOURCE: -- ft	
26. CITY SAN. SEWER: No	27. SIZE OF MAIN: -- inch	28. NEAREST SAN. SEWER: -- ft STREET: --	
29. GAS: No	30. UTILITY C L & P COMPANY: Co.	31. NEAREST GAS MAIN: -- ft STREET: --	
32. ELECTRICITY: Yes		33. UTILITY COMPANY: Hartford Electric Light Co.	
34. RAILROAD SIDING: Yes	35. UTILITY COMPANY: N.Y. N. H. & Hart. RR.	36. NEAREST RAIL: On site ft	
37. NEAREST CML HIGHWAY: Rt. 9 (See 51)	38. NEAREST ACCESS TO CML HIGHWAY: 15,000 ft	39. OTHER NEARBY CML HIGHWAYS: Route 17 & Route 6A	
40. NAVIGABLE WATER: Yes		41. DISTANCE FROM PROPERTY: On site miles	
42. TAX ASS. - BUILDINGS: \$5520		43. TAX ASS. - PROPERTIES: \$3130	
44. SALE: Yes	45. \$: 500-1000	46. LEASE: No	47. \$: --
48. MIN. LEASE: -- yr		49. DROKER: The Sparre Agency, Inc. 53 Main St., Essex, Conn. & Peter Robinson Co., Inc. 955 Main St., Bridgeport, Conn.	
50. CONTACT: Broker or B. Ralph Gustafsson City Planning, Municipal Building Middletown, Conn.			
51. REMARKS: 4. Lot 5A 12.9 acres +, lot 9: 83.0 acres +. 37. Access Road, a State Highway Dept. maintained road on property.			

# LAUREL BROOK INDUSTRIAL ZONE

MIDDLETOWN, CONN.

240.9 ACRES





LAUREL BROOK  
RESERVOIR

MIDDLEFIELD

SOUTHERN PART OF LAUREL BROOK INDUSTRIAL AREA

ROUTE 19

SOUTH MAIN ST

N

LAUREL BROOK INDUSTRIAL ZONE

Middletown, Conn.

CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DL-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: Sept. 7, 1962

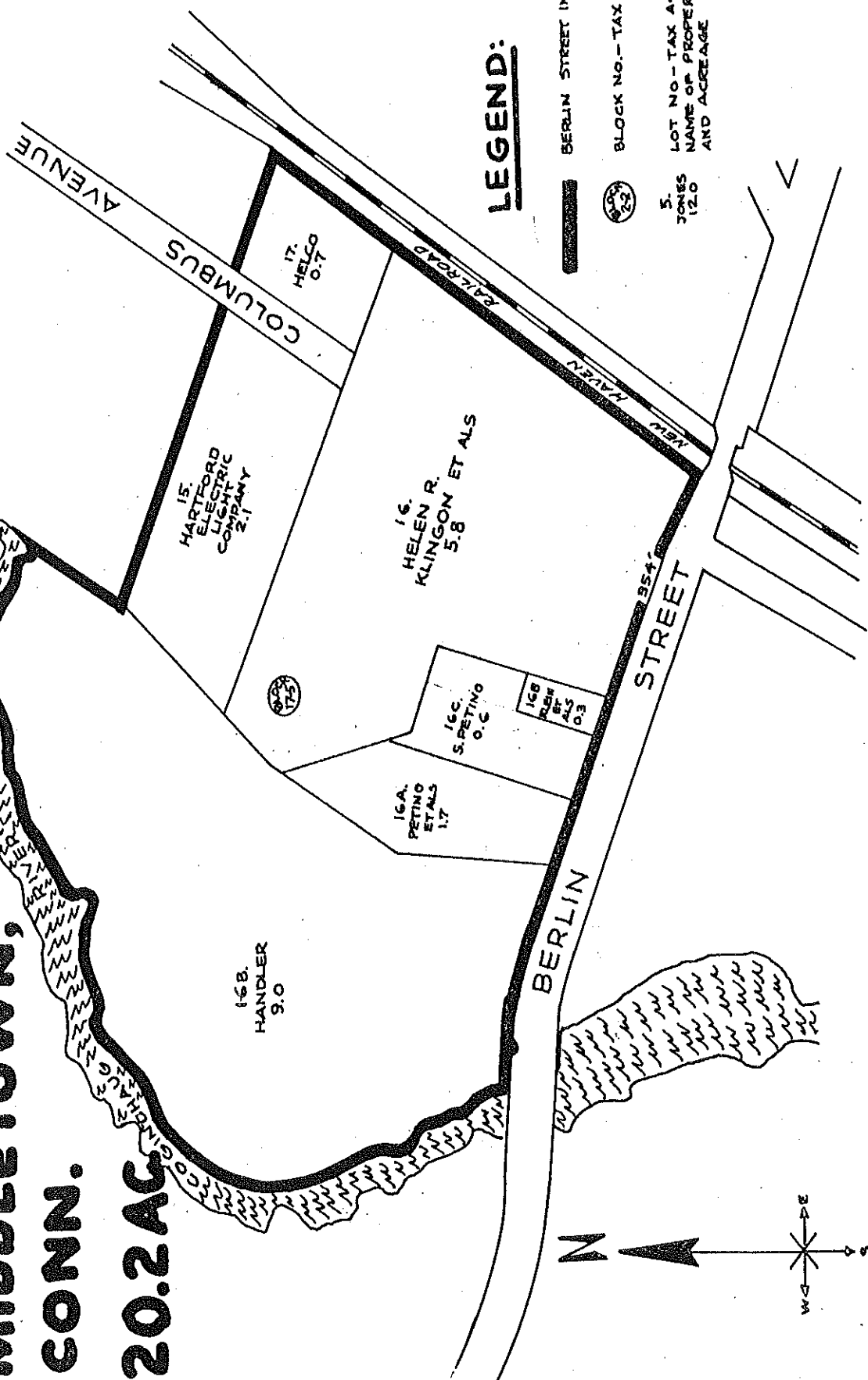
Block: 46-1

Lot : 8

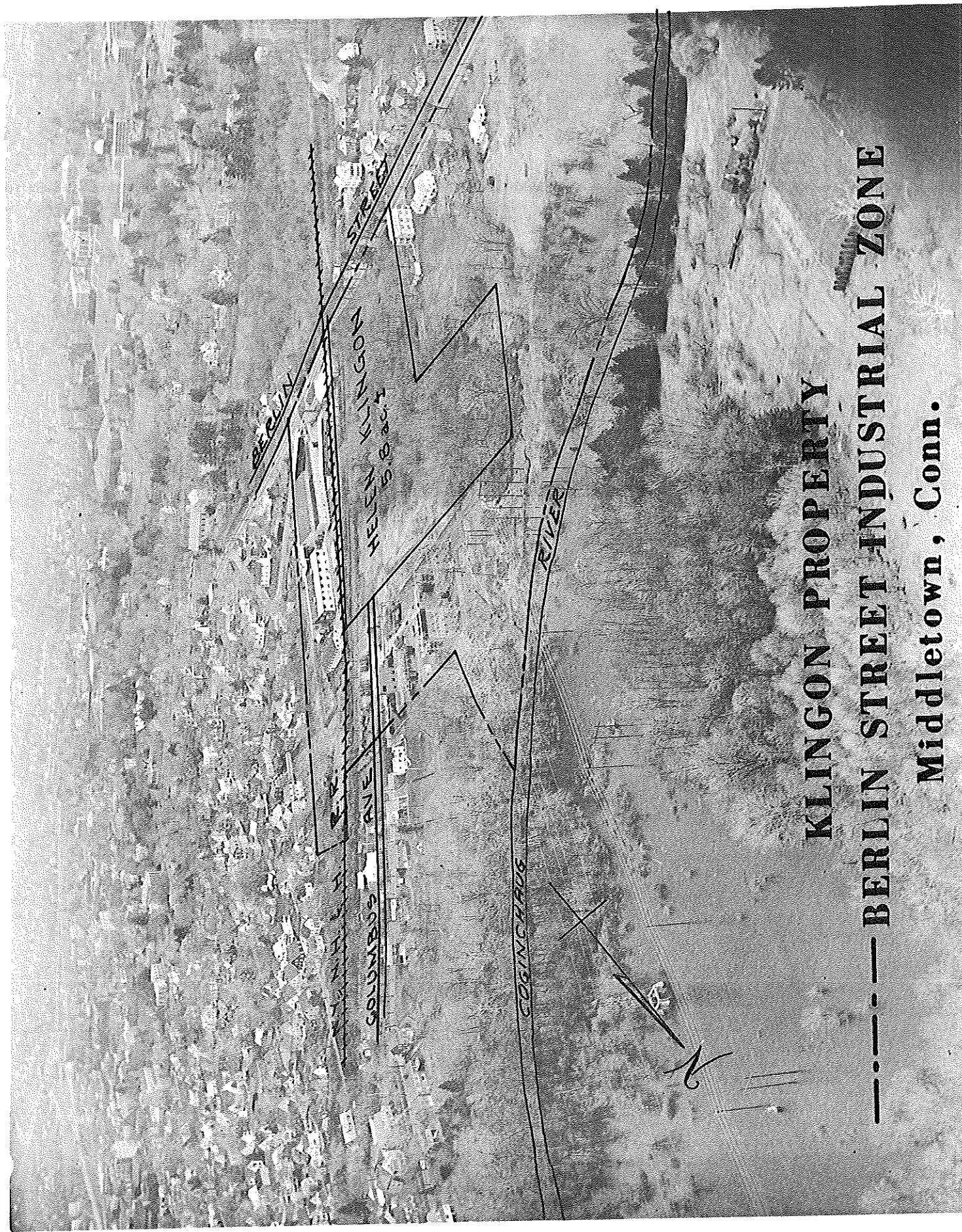
1. NAME OF ZONE: Laurel Brook Industrial Zone		2. PROPERTY OWNER: Roscoe H. Gardner, Jr.	
3. STREET LOCATION: West Side South Main Street		BETWEEN: Brush Hill Road AND Middletown- Middlefield Line	
4. ACREAGE: (SEE MAP): 52.5	5. STREET FRONTAGE: 800 ft	6. % NATURAL: 100%	7. % EXCAVATED: -
8. % FILLED: -	9. % SWAMPY: -	10. % ROCKY: -	11. % CLEAR: 100%
12. % WOODED: -	13. TYPE OF SOIL: Portland Arkose		
14. TOPOGRAPHY: Level to gently sloping		15. AVERAGE ELEVATION: 350 ft. above sea level	
16. EXCAVATION NECESSARY: No %		17. FILL NECESSARY: - %	
18. DOMESTIC WATER: NO	19. WATER COMPANY: City of Middletown	20. SIZE OF MAIN: -- inch	
21. POTENTIAL YIELD PER WELL: 25-100 gal/min	22. NEAREST WATER MAIN: 4,000 or 7,500 ft STREET: Laurel Grove Rd.		
23. PROCESS WATER: No	24. SOURCE: --	25. NEAREST OTHER SOURCE: -- ft	
26. CITY SAN. SEWER: No	27. SIZE OF MAIN: -- inch	28. NEAREST SAN. SEWER: 8,000 ft + Near STREET: Cypress Grill	
29. GAS: No	30. UTILITY COMPANY: --	31. NEAREST GAS MAIN: -- ft STREET: --	
32. ELECTRICITY: Yes		33. UTILITY COMPANY: Hartford Electric Light Co.	
34. RAILROAD SIDING: No	35. UTILITY COMPANY: --	36. NEAREST RAIL: -- ft	
37. NEAREST CML HIGHWAY: Rt. 17	38. NEAREST ACCESS TO CML HIGHWAY: On Site ft		39. OTHER NEARBY CML HIGHWAYS: Route 6A & Route 9
40. NAVIGABLE WATER: Conn. River		41. DISTANCE FROM PROPERTY: 5.5+ miles	
42. TAX ASS. - BUILDINGS: 200.		43. TAX ASS. - PROPERTIES: 3,410.	
44. SALE: Not Known	45. \$: -	46. LEASE: -	47. \$: -
48. MIN. LEASE: -- yr			
49. BROKER: None		50. CONTACT: B. Ralph Gustafsson City Planning, Municipal Building Middletown, Conn.	
51. REMARKS:  NONE			

# **BERLIN ST. INDUSTRIAL ZONE MIDDLETOWN, CONN. 20.2 AC**

<b>SCALE: 1"=200'</b>	
DATE: SEPT. 7, 1962	
CITY PLANNING	
MUNICIPAL BUILDING	
MIDDLETOWN, CONN.	
TEL: DI-74671 EXT: 6	







# KLINGON PROPERTY

----- BERLIN STREET INDUSTRIAL ZONE

Middletown, Conn.

CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DI-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: Sept. 7, 1962  
Block #17-5  
Lot #16

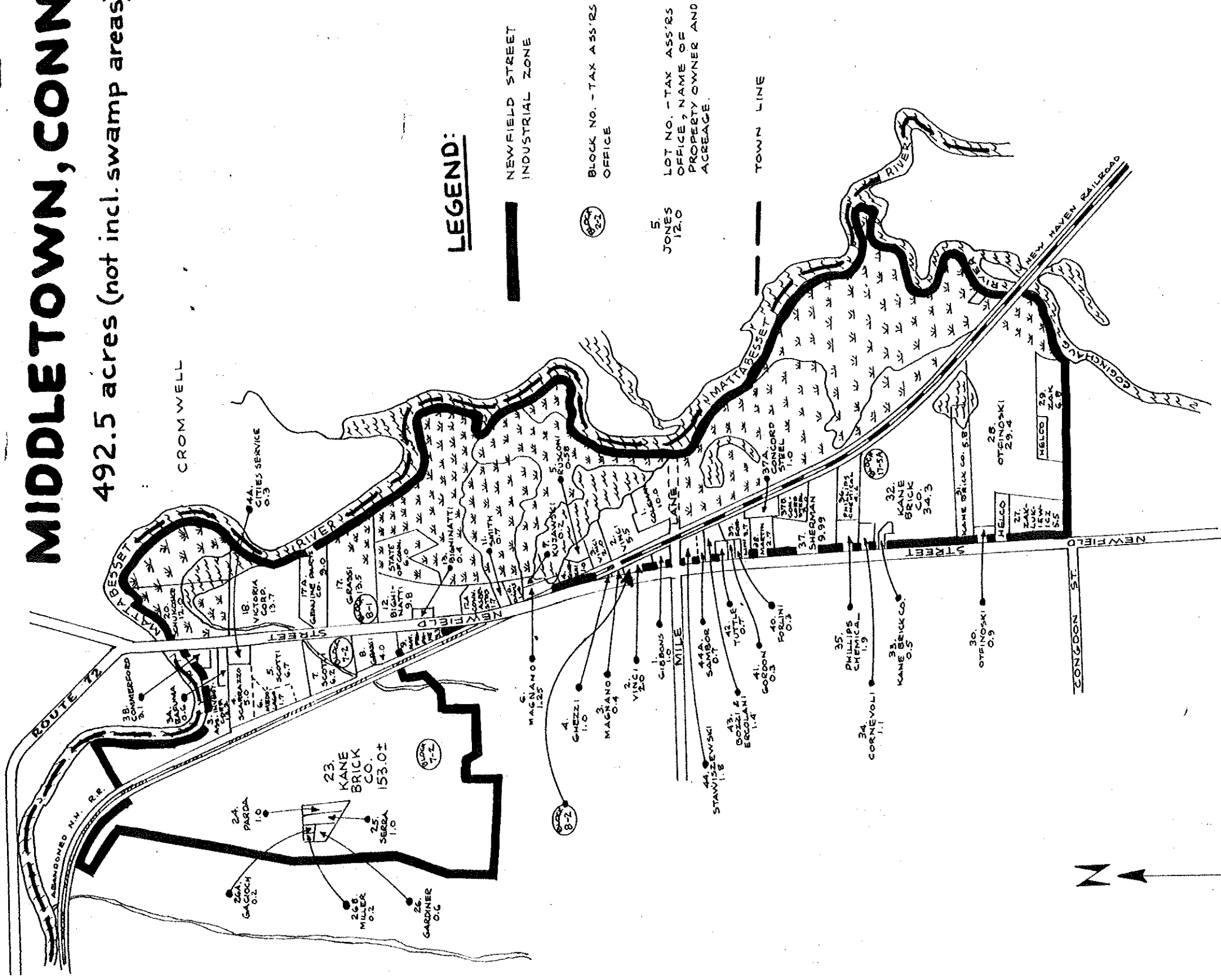
1. NAME OF ZONE: Berlin Street Industrial Zone		2. PROPERTY OWNER: Helen R. Klingon, Louis M. & Anna K. Fisher	
3. STREET LOCATION: NORTH SIDE Berlin Street		BETWEEN: N.Y. N.H. & Hart. RR AND West River	
4. ACREAGE: (SEE MAP): 5.8	5. STREET FRONTAGE: 354.7 ft	6. % NATURAL: 100	7. % EXCAVATED: -
8. % FILLED: -	9. % SWAMPY: No	10. % ROCKY: No	11. % CLEAR: 75%
12. % WOODED: 25%	13. TYPE OF SOIL: Portland Arkose		
14. TOPOGRAPHY: Level to gently sloping		15. AVERAGE ELEVATION: 40 Ft. above sea level	
16. EXCAVATION NECESSARY: No %:		17. FILL NECESSARY: Yes % 5%	
18. DOMESTIC WATER: Yes	19. WATER COMPANY: City of Middletown	20. SIZE OF MAIN: = 1 inch	
21. POTENTIAL not YIELD PER WELL: neccgal/min		22. NEAREST WATER MAIN: - ft STREET:	
23. PROCESS WATER: Yes	24. SOURCE: West River	25. NEAREST OTHER SOURCE: Conn. River 4,200 ft	
26. CITY SAN. SEWER: Yes	27. SIZE OF MAIN: - inch	28. NEAREST SAN. SEWER: - ft STREET: -	
29. GAS: Yes	30. UTILITY Conn. COMPANY: Lt. & Pw	31. NEAREST GAS MAIN: - ft STREET:	
32. ELECTRICITY: Yes		33. UTILITY COMPANY: Hartford Electric Light Co.	
34. RAILROAD Yes SIDING:	35. UTILITY N.Y. N.H. & Htfd. COMPANY: RR	36. NEAREST RAIL: - ft	
37. NEAREST CML HIGHWAY: Route 72	38. NEAREST ACCESS On TO CML HIGHWAY: site ft	39. OTHER NEARBY Rts. 6A & 9 CML HIGHWAYS: 8 Proposed Inter- State 91	
40. NAVIGABLE WATER: Conn. River	41. DISTANCE FROM PROPERTY: 1 miles		
42. TAX ASS. - BUILDINGS:		43. TAX ASS. - PROPERTIES: \$2820	
44. SALE: Yes	45. \$: 5-7,000	46. LEASE: No	47. \$:
48. MIN. LEASE: YE			
49. BROKER: NOT KNOWN		50. CONTACT: B. Ralph Gustafsson City Planning, Municipal Building Middletown, Conn.	
51. REMARKS:			

PROPERTY RECOMMENDED FOR FIRM DESIRING TO LOCATE  
NEAR BUSINESS CENTER AND POTENTIAL LABOR AREAS.

# NEWFIELD STREET INDUSTRIAL ZONE

## MIDDLETOWN, CONN.

492.5 acres (not incl. swamp areas)



SCALE: 1" = 1200'	
DATE: SEPT. 7, 1962	
CITY PLANNING	
MUNICIPAL BUILDING	
MIDDLETOWN, CONN.	
TEL: DI-74671 EXT: 6	



CRONINWELL

WATTAHSET RIVER

WATTAHSET RIVER

IRVING STERNMAN  
9,920

ROCKE 72

NEWFIELD STREET

SHERMAN PROPERTY  
NEWFIELD STREET INDUSTRIAL AREA  
Middletown, Conn.

CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DI-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: Sept. 7, 1962  
Block 17-5A  
Lot #37

1. NAME OF ZONE: Newfield Street Industrial Zone		2. PROPERTY OWNER: Irving Sherman	
3. STREET EAST SIDE LOCATION: Newfield Street BETWEEN: Mile Lane AND Berlin Street			
4. ACREAGE: (SEE MAP): 9.99	5. STREET FRONTAGE: 610 ft	6. % NATURAL: 100	7. % EXCAVATED: -
8. % FILLED: -	9. % SWAMPY: -	10. % ROCKY: -	11. % CLEAR: 100%
12. % WOODED: --	13. TYPE Portland OF SOIL: Arkose		
14. TOPOGRAPHY: Level		15. AVERAGE ELEVATION: 30-40 Ft. above Sea Level	
16. EXCAVATION NECESSARY: No %:		17. FILL NECESSARY: Maybe %	
18. DOMESTIC WATER: Yes	19. WATER COMPANY: City of Middletown	20. SIZE OF MAIN: -- inch	
21. POTENTIAL Not YIELD PER WELL: Nec. gal/min		22. NEAREST WATER MAIN: - ft STREET:	
23. PROCESS WATER: Yes	24. SOURCE: Mattabessett River	25. NEAREST OTHER SOURCE: Conn. River 5-6,000 ft. ft	
26. CITY SAN. SEWER: No	27. SIZE OF MAIN: - inch	28. NEAREST 5,000 SAN. SEWER: + ft STREET: Inter. Newfield & Westfield Sts.	
29. GAS: YES	30. UTILITY Conn. COMPANY: L.P. & P.W.R.	31. NEAREST GAS MAIN: - ft STREET: --	
32. ELECTRICITY: YES		33. UTILITY COMPANY: Hartford Electric Light Co.	
34. RAILROAD SIDING: Yes	35. UTILITY N. Y. N. H. & COMPANY: Hart. R.R.	36. NEAREST RAIL: On Site ft	
37. NEAREST CML HIGHWAY: Route 72	38. NEAREST ACCESS TO CML HIGHWAY: On Site ft	39. OTHER NEARBY Routes 6A & 9, CML HIGHWAYS: & proposed Inter.	
40. NAVIGABLE WATER: Conn. River		41. DISTANCE FROM PROPERTY: 1 + miles	
42. TAX ASS. - BUILDINGS: None		43. TAX ASS. - PROPERTIES: 4,800.	
44. SALE: Yes	45. \$: 5-6,000	46. LEASE: Maybe	47. \$: ?
48. MIN. LEASE: ? yr		49. BROKER: NONE	
50. CONTACT: B. RALPH GUSTAFSSON CITY PLANNING, MUNICIPAL BUILDING MIDDLETOWN, CONN.			
51. REMARKS:  NONE			



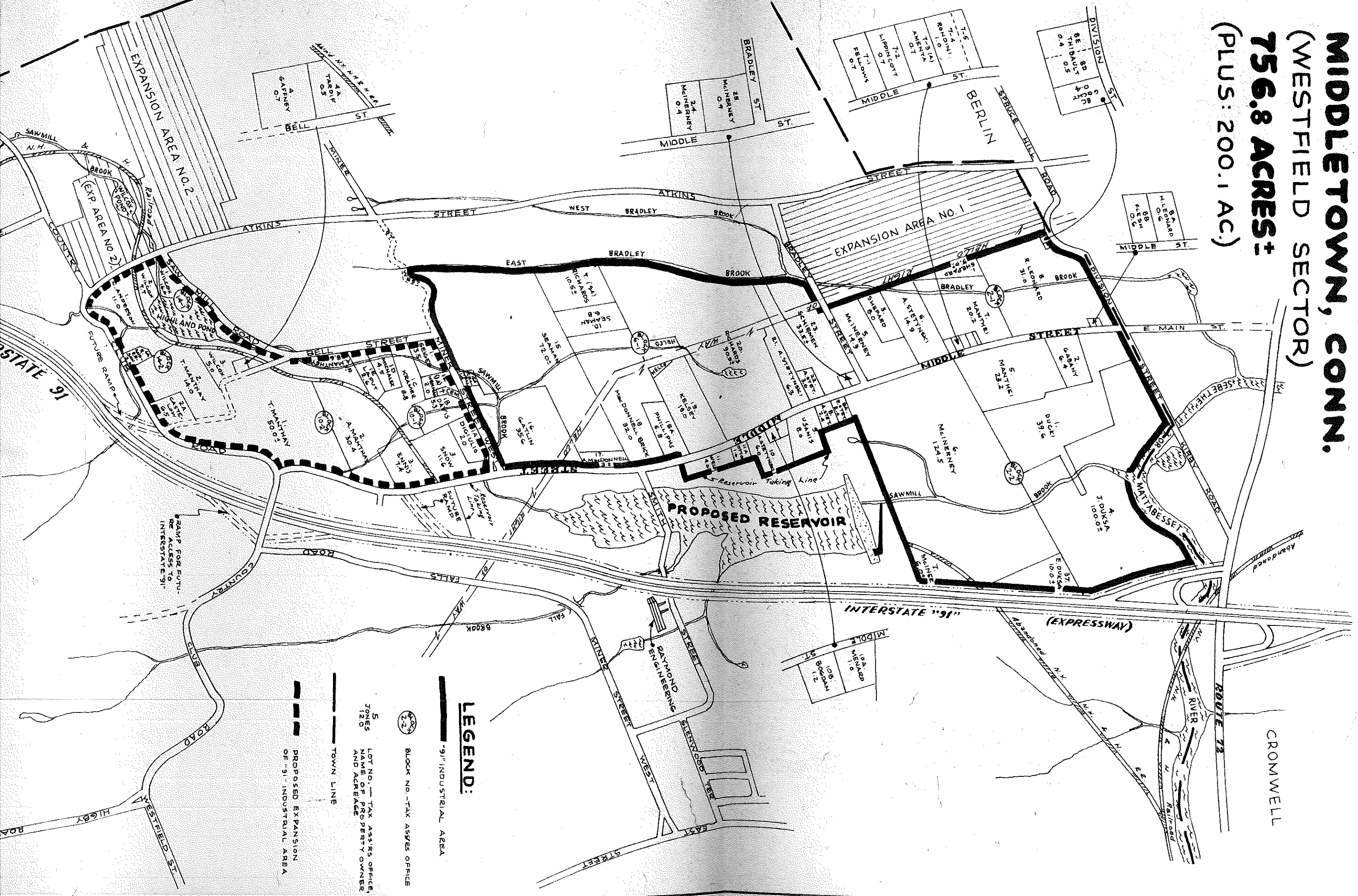
# "91" INDUSTRIAL AREA

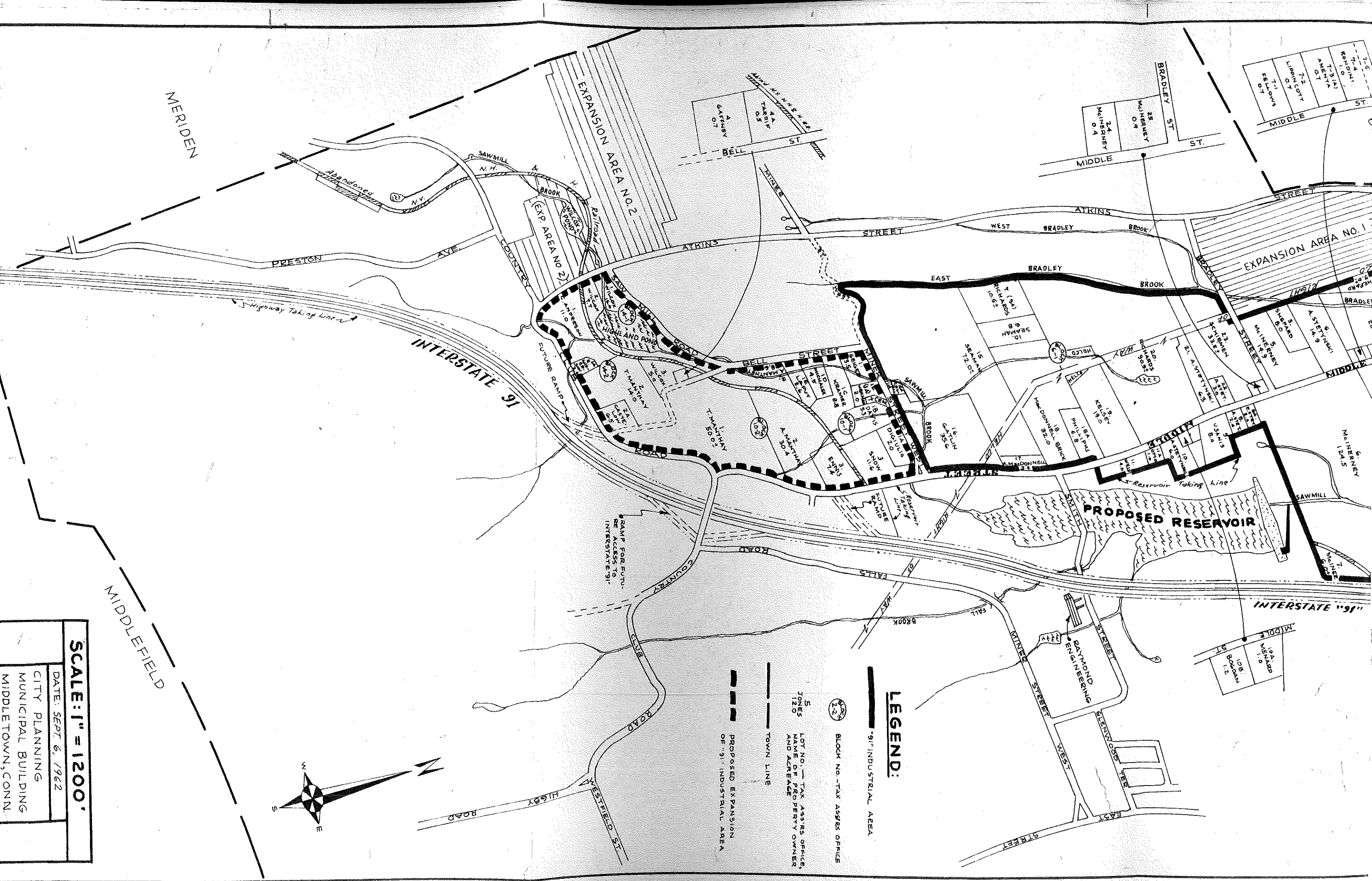
## MIDDLETOWN, CONN.

### (WESTFIELD SECTOR)

### 756.8 ACRES±

### (PLUS: 200.1 AC.)









----- "91" INDUSTRIAL AREA  
Middletown, Conn.



PROPOSED INTERSTATE 91 EXPRESSWAY

ABANDONED N.Y.N.H. & H. R.R.

PROPOSED  
FALL BROOK  
RESERVOIR

Alice P. McINERNEY  
130.5 ac. ±



MIDDLE STREET

BRADLEY ST.

Alice P. McINERNEY  
14.9 ac. ±

**McINERNEY PROPERTY**  
----- **"91" INDUSTRIAL AREA**  
**Middletown, Conn.**

**CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: 01-74671 EXT: 6**

**AVAILABLE INDUSTRIAL PROPERTIES**

**DATE: April 17, 1962**

**Block: 2 - 2  
Lot : 6 & 7**

<b>1. NAME OF ZONE:</b> "91" Industrial Area		<b>2. PROPERTY OWNER:</b> Alice P. McInerney	
<b>3. STREET LOCATION:</b> east side Middle Street		<b>BETWEEN:</b> Division St. AND Smith St.	
<b>4. ACREAGE:</b> 130.5 (SEE MAP):	<b>5. STREET FRONTAGE:</b> 1600 ft	<b>6. % NATURAL:</b> 100%	<b>7. % EXCAVATED:</b> —
<b>9. % SWAMPY:</b> 15%	<b>10. % ROCKY:</b> 2%	<b>11. % CLEAR:</b> 80%	<b>12. % WOODED:</b> 20%
		<b>13. TYPE OF SOIL:</b> Mostly Portland Arkose & some Hampden Basalt & East Berlin formation	
<b>14. TOPOGRAPHY:</b> Level to gently sloping		<b>15. AVERAGE ELEVATION:</b> 100-150ft. & 40-100ft. above sea level	
<b>16. EXCAVATION NECESSARY:</b> Possibly % about 10%		<b>17. FILL NECESSARY:</b> Yes % (see 16)	
<b>18. DOMESTIC WATER:</b> No (see 51)	<b>19. WATER COMPANY:</b> —	<b>20. SIZE OF MAIN:</b> — inch	
<b>21. POTENTIAL YIELD PER WELL:</b> 25-200 gal/min		<b>22. NEAREST WATER MAIN:</b> 5,720ft. or 6,770 ft STREET: Glenwood Terrace	
<b>23. PROCESS WATER:</b> Yes	<b>24. SOURCE:</b> Mattabesset River about 2-3,000ft. north of property.	<b>25. NEAREST OTHER SOURCE:</b> Connecticut River 21,000 ft	
<b>26. CITY SAN. SEWER:</b> No (see 51)	<b>27. SIZE OF MAIN:</b> — inch	<b>28. NEAREST SAN SEWER:</b> 19,050 ft STREET: Westfield St.	
<b>29. GAS:</b> Yes 2	<b>30. UTILITY COMPANY:</b> a) Algonquin Gas & b) C.L. & P. Co.	<b>31. NEAREST GAS MAIN:</b> a) 700ft b) 2,400 ft STREET: a) Middle St. betwn. Division & Bradley Sts. b) Intersection Middle & Division Sts.	
<b>32. ELECTRICITY:</b> Yes		<b>33. UTILITY COMPANY:</b> Hartford Electric Light Company	
<b>34. RAILROAD SIDING:</b> No	<b>35. UTILITY COMPANY:</b> N.Y., N.H. & H. R.R.	<b>36. NEAREST RAIL:</b> 18,000 ft	
<b>37. NEAREST CML HIGHWAY:</b> a) Int. "91" & b) Route 72	<b>38. NEAREST ACCESS TO CML HIGHWAY:</b> a) 7,800 ft b) 4,600 ft (see 51)	<b>39. OTHER NEARBY CML HIGHWAYS:</b> Routes 6A, 17 and 9	
<b>40. NAVIGABLE WATER:</b> Connecticut River		<b>41. DISTANCE FROM PROPERTY:</b> Travelled Road about 8 miles	
<b>42. TAX ASS. - BUILDINGS:</b> \$14,020		<b>43. TAX ASS. - PROPERTIES:</b> \$6,560	
<b>44. SALE:</b> Yes	<b>45. \$:</b> \$2,500	<b>46. LEASE:</b> —	<b>47. \$:</b> —
<b>49. BROKER:</b> NONE		<b>50. CONTACT:</b> B. RALPH GUSTAFSSON CITY PLANNING, MIDDLETOWN, CONN.	

**51. REMARKS:** 18) City of Middletown is constructing a water reservoir next to "91" Industrial Area - completion date about 1964-65. 26) City of Middletown is considering the construction of sanitary sewer treatment plant to handle "91" Ind. Area, at such a time when an industry would locate in the area. 38) State of Conn. Highway Dept. has purchased necessary land for access to Interstate "91" Expressway. Said access is located in the southern part of the "91" Industrial Area and is to be constructed at a later date.





INTERSTATE 91 EXPRESSWAY

PROPOSED FALL BROOK RESERVOIR

SMITH ST.

R. HUBER RICHARDS  
100 AC. ±

ELIZABETH ST.

ELSIE SCHIEMEN  
38.5 AC. ±

RICHARDS & SCHIEMEN PROPERTY

----- "91" INDUSTRIAL AREA

Middletown, Conn.

BRADLEY ST.

CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DJ-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: March 22, 1962  
Block: 6 - 1  
Lots: 20 & Part of 7  
(also 9A)

1. NAME OF ZONE: "91" Industrial Area		2. PROPERTY OWNER: R. Huber and Anna Lee Richards		
3. STREET west side LOCATION: Middle Street BETWEEN: Bradley Street AND Minor Street, west				
4. ACREAGE: (SEE MAP): 100.1	5. STREET FRONTAGE: 1,060 ft	6. % NATURAL: 100%	7. % EXCAVATED: _____	8. % FILLED: _____
9. % SWAMPY: 2%	10. % ROCKY: 8%	11. % CLEAR: 55%	12. % WOODED: 45%	13. TYPE OF SOIL: Portland Arkose and some Hampden Basalt
14. TOPOGRAPHY: Gently sloping		15. AVERAGE ELEVATION: 110 - 150 ft - 180 ft above sea level		
16. EXCAVATION NECESSARY: No %		17. FILL NECESSARY: Possibly % about 5%		
18. DOMESTIC WATER: No (see 51)	19. WATER COMPANY: _____		20. SIZE OF MAIN: _____ inch	
21. POTENTIAL YIELD PER WELL: 25-200 gal/min		22. NEAREST WATER MAIN: 5,760 ft STREET: Glenwood Terrace		
23. PROCESS WATER: No	24. SOURCE: _____		25. NEAREST Mattabesset River OTHER SOURCE: 5,000 ft	
26. CITY SAN. SEWER: No (see 51)	27. SIZE OF MAIN: _____ inch	28. NEAREST SAN SEWER: 18,600 ft STREET: Westfield Street		
29. Yes GAS: 2	30. UTILITY COMPANY: a) Algonquin Gas & b) C.L. & P. Co.	31. NEAREST a) 2,900 ft a) Middle St. betw. Div. & Brad GAS MAIN: b) 4,800 ft STREETS: Sts. b) Intersection Middle & Div. Sts.		
32. ELECTRICITY: Yes		33. UTILITY COMPANY: Hartford Electric Light Company		
34. RAILROAD SIDING: No	35. UTILITY COMPANY: N.Y. N.H. & H. R.R.		36. NEAREST RAIL: 12,600 ft	
37. NEAREST CML HIGHWAY: a) Int. "91" & b) Route 72	38. NEAREST ACCESS TO CML HIGHWAY: a) 10,500 ft b) 7,000 ft (see 51)		39. OTHER NEARBY CML HIGHWAYS: Routes 6A, 17 and 9	
40. NAVIGABLE WATER: Connecticut River		41. DISTANCE FROM PROPERTY: Travelled Road about 8 miles		
42. TAX ASS. - BUILDINGS: (20) \$4,040		43. TAX ASS. - PROPERTIES: (20) \$4,160 (7) \$750		
44. SALE: Yes	45. \$: \$2,000/acre	46. LEASE: _____	47. \$: _____	48. MIN. LEASE: _____ yr
49. BROKER: ?		50. CONTACT: B. Ralph Gustafsson City Planning, Municipal Building Middletown, Connecticut		
51. REMARKS: 18) City of Middletown is constructing a water reservoir next to "91" Industrial Area - completion date about 1964-65. 26) City of Middletown is considering the construction of sanitary sewer treatment plant to handle "91" Ind. Area, at such a time when an industry would locate in the area. 38) State of Conn. Highway Dept. has purchased necessary land for access to Interstate "91" Expressway. Said access is located in the southern part of the "91" Ind. Area, and is to be constructed at a later date.				



MIDDLE  
SMITH ST.  
STREET

ARTHUR SEAMAN  
70.0 AC ±

SEAMAN PROPERTY  
----- "91" INDUSTRIAL AREA  
Middletown, Conn.



CITY PLANNING  
MUNICIPAL BUILDING  
MIDDLETOWN, CONN.  
TEL: DI-74671 EXT: 6

AVAILABLE INDUSTRIAL PROPERTIES

DATE: March 23, 1962

Block: 6 - 1  
(part of)  
Lots: 15 & 10

1. NAME OF ZONE: "91" Industrial Area		2. PROPERTY OWNER: Arthur & Elsie Seaman	
3. STREET LOCATION: north side MINOR ST., WEST BETWEEN: Middle Street AND Atkins Street			
4. ACREAGE: (SEE MAP): 78.8	5. STREET FRONTAGE: 2,000 ft	6. % NATURAL: 100%	7. % EXCAVATED: —
8. % FILLED: —	9. % SWAMPY: 15%	10. % ROCKY: 5%	11. % CLEAR: 80%
12. % WOODED: 20%	13. TYPE OF SOIL: Portland Arkose & some Hampden Basalt		
14. TOPOGRAPHY: Level to sloping		15. AVERAGE ELEVATION: 100 - 150 ft above sea level	
16. EXCAVATION No NECESSARY: % —		17. FILL No NECESSARY: Possibly % 10%	
18. DOMESTIC WATER: No (see 51)	19. WATER COMPANY: —	20. SIZE OF MAIN: — inch	
21. POTENTIAL YIELD PER WELL: 25-200 gal/min		22. NEAREST WATER MAIN: 7,060 ft STREET Glenwood Terrace	
23. PROCESS WATER: No	24. SOURCE: —	25. NEAREST OTHER SOURCE: Mattabesset River 12,040 ft	
26. CITY SAN. SEWER: No (see 51)	27. SIZE OF MAIN: — inch	28. NEAREST SAN SEWER: 19,340 ft STREET Westfield Street	
29. Yes GAS: 2	30. UTILITY COMPANY: a) Algonquin Gas & b) C.L. & P. Co.	31. NEAREST GAS MAIN: a) 5,400 ft b) 10,540 ft STREET: a) Middle St. betw. Division & and Bradley Sts. b) Inter section Middle & Division Sts.	
32. ELECTRICITY: Yes		33. UTILITY COMPANY: Hartford Electric Light Company	
34. RAILROAD SIDING: No	35. UTILITY COMPANY: N.Y. N.H. & H. R.R.	36. NEAREST RAIL: 10,200 ft	
37. NEAREST CML HIGHWAY: a) Int. "91" b) Route 72	38. NEAREST ACCESS TO CML HIGHWAY: a) 15,640 ft b) 12,540 ft (see 51)	39. OTHER NEARBY CML HIGHWAYS: Routes 6A, 17 and 9	
40. NAVIGABLE WATER: Connecticut River		41. DISTANCE FROM PROPERTY: Travelled Road about 8 miles	
42. TAX ASS. - BUILDINGS: \$3,790		43. TAX ASS. - PROPERTIES: \$3,330 / 60%	
44. SALE: Yes	45. \$: \$1,500/acre	46. LEASE: —	47. \$: —
48. MIN. LEASE: — Yr		49. BROKER: NONE	
50. CONTACT: B. Ralph Gustafsson City Planning, Municipal Building Middletown, Connecticut		51. REMARKS: 18) City of Middletown is constructing a water reservoir next to "91" Industrial Area - completion date about 1964-65. 26) City of Middletown is considering the construction of sanitary sewer treatment plant to handle "91" Ind. Area at such a time when an industry would locate in the area. 38) State of Conn. Highway Dept. has purchased necessary land for access to Interstate "91" Expressway. Said access is located in the southern part of the "91" Ind. Area, and is to be constructed at a later date.	